



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: JANUARY 10, 2005

*U11.7*  
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-04-41  
654 WEST 18<sup>TH</sup> STREET

DATE: DECEMBER 30, 2004

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754-5136

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## **DESCRIPTION**

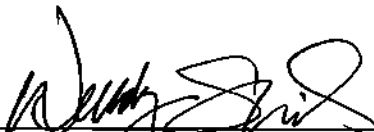
The applicant is requesting approval of a design review to construct a 6-unit, 2-story common interest development (condominiums) with a minor modification to allow a 1 ft. encroachment into the left (west) side setback for one of the garages and reduction of driveway width.

## **APPLICANT**

Johnny Lu, of Loft 18 LLC, is the property owner and applicant for this project.

## **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions.

  
\_\_\_\_\_  
WENDY SHIH  
Associate Planner

  
\_\_\_\_\_  
R. MICHAEL ROBINSON  
Asst. Development Services Director

### PLANNING APPLICATION SUMMARY

Location: 654 W. 18<sup>th</sup> Street Application: PA-04-41

Request: Design review to construct a 6-unit, 2-story common interest development (condominiums) with minor modifications to allow a reduction of driveway width and side setback for a garage.

#### SUBJECT PROPERTY:

Zone: R2-HD  
General Plan: High Density Residential  
Lot Dimensions: 60 ft. x 300 ft.  
Lot Area: 18,000 sq. ft.  
Existing Development: Three detached apartment units.

#### SURROUNDING PROPERTY:

North: R3 (Residences)  
South: R2-MD (Residences)  
East: R2-MD (Residences)  
West: R3 (Residences)

#### DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
<b>Lot Size:</b>		
Lot Width	100 ft.	60 ft.*
Lot Area	12,000 sq. ft.	18,000 sq. ft.
<b>Density:</b>		
Zone/General Plan	1 du/3,000 sq. ft.	1 du/3,000 sq. ft.
<b>Building Coverage:</b>		
Buildings	N/A	29%(5,230 sq.ft.)
Paving	N/A	31%(5,505 sq.ft.)
Open Space	40% (7,200 sq. ft.)	40%(7,265 sq.ft.)
TOTAL	100%	100%
Private Open Space:	10ft. x 10ft. minimum	12 ft. x 22 ft. minimum
<b>Building Height(flat roof)**:</b>		
Ratio of 2 <sup>nd</sup> floor to first floor**	80%	Bldg. A - 103% (2,626 sq.ft.2 <sup>nd</sup> /2,531 sq.ft.1 <sup>st</sup> ) Bldg. B - 104% (2,771 sq.ft. 2 <sup>nd</sup> /2,699sq.ft.1 <sup>st</sup> )
<b>Setbacks:</b>		
Front	20 ft.	20 ft.
Side (left/right)	5 ft./5 ft.	4 ft.***7 ft.
2 <sup>nd</sup> Floor Side**	10 ft. average	minimum 10.7 ft. average
Rear (1 <sup>st</sup> story/2 <sup>nd</sup> story)	10 ft./20 ft.	20 ft./20ft.
Separation between units	10 ft.	34 ft.
<b>Parking:</b>		
Covered	6	10
Open	6	2
Guest	3	3
TOTAL	15 Spaces	15 spaces
Driveway Width:	16 ft.	12 ft. – 15 ft.***
Driveway parkway:	10 ft. combined/ 3 ft. min. dimension	10 ft. combined/ 3 ft. min. dimension

CEQA Status Exempt, Class 3

Final Action Planning Commission

\* Existing nonconforming.

\*\* Residential Design Guidelines. See report for discussions on proposed design.

\*\*\* Minor Modification requested.

**BACKGROUND/PROJECT DESCRIPTION**

The subject site is developed with 3 detached apartment units. The applicant proposes to demolish the apartment units and construct a 6-unit, 2-story, common interest development (condominiums). Proposed are two buildings containing three, 1-bedroom units each.

Minor modifications are also requested for a 1 ft. encroachment (5 ft. required; 4 ft. proposed) into the left (west) side setback and for reduced driveway width (16 ft. required for common driveways serving 2 or more units; 12 ft. to 15 ft. proposed).

**ANALYSIS**

Residential developments of three or more units are subject to a design review, which requires Planning Commission consideration. This allows review of the structures' scale, site planning, landscaping, appearance, and any other applicable features relative to a compatible and attractive development.

With the exception of the existing, nonconforming lot width, the proposed development meets or exceeds all residential development standards and the intent of the design guidelines. The second floor is more than 100% of the first floor area (103% for building A and 104% for building B; 80% is recommended in the City's design guidelines). However, the buildings incorporate variation in depth of floor plans, multiple building planes and offsets, and elevations with stepping forms both horizontally and vertically to provide architectural interest. The buildings also provide minimum 10 ft. average side setbacks for the second floors so as to provide visual relief on both sides. The design guidelines also recommend a maximum building height of 22 ft. for flat roofs. The proposed height is 23 ft. for a ½:12-pitch roof, which is nearly flat. It is staff's opinion that the proposal meets the intent of the residential design guidelines because the structures provide architectural interest and visual relief on both sides as discussed above.

Staff has conducted a field inspection and is of the opinion that the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood. There are many 2-story structures in the area so the proposed construction would not appear out of scale or obtrusive from the street. Privacy impacts on adjoining residences are minimized because the second-story windows will not have direct views into the windows of existing, adjoining residences. All the second-floor windows on the west elevation are "non-viewing" windows (clerestory or bathroom windows) and an approximately 30 ft. separation is provided between majority of the second floor area and existing buildings on the property to the east. The master bedroom window on the east elevation of unit 6 is located 7 ft. from the side property line but does not line up with any buildings on the adjacent lot. The property to the rear contains a single-story building (Mesa Verde Convalescent Hospital). The proposed plan also complies with the residential

design guidelines in that it preserves majority of the existing, mature trees on the lot.

Per Costa Mesa Municipal Code (CMMC) Sec. 13-93 (1), driveways providing access to 2 or more dwelling units must be at least 16 ft. wide. The Code allows a minor modification for a decrease in minimum driveway width to not less than 10 ft. (Sec. 13-28(j)(1)) if the improvement will not be materially detrimental to the health, safety and general welfare of persons residing on or near the property and if the improvement enhances the overall design of the project. The applicant proposes a 12 ft. – 15 ft. wide driveway. Staff has no objections to a minor modification to allow a 1 ft. to 4 ft. reduction of the driveway width because it allows landscaping on both sides of the driveway that will enhance the development. The reduced driveway width will still provide adequate on-site circulation for all 6 units.

A minor modification is also necessary for a 1 ft. encroachment into the left (west) side setback for the unit 3 garage to provide the required minimum 35 ft. deep turnaround area. The lot's nonconforming width of 60 ft., coupled with the required garage depth of 21 ft. (measured from building exterior), does not allow for the turnaround as well as the required 5 ft. setback for the garage. It is staff's opinion that the 1 ft. encroachment will not negatively impact the adjacent property because it is only on the first floor (garage) it is for only 10 ft. of the 300 ft. deep lot and it does not line up with buildings on the adjacent lot.

### **ALTERNATIVES**

1. If the design review and minor modification are approved, it would allow the construction of the project as proposed.
2. If the application is not approved, the property could not be built as proposed. The applicant could not submit substantially the same type of design for six months.

### **ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act.

### **CONCLUSION**

Approval of the proposed project will allow the replacement of rental units with a development that will provide desired home ownership opportunities in the City's west side. The proposed development meets all applicable residential development standards and the intent of the design guidelines. It is staff's opinion that the proposed development will provide an overall upgrade of the property.

Attachments:

Draft Planning Commission Resolution

Exhibit "A" - Draft Findings  
Exhibit "B" - Draft Conditions of Approval  
Applicant's Project Description and Justification  
Zoning/Location Map  
Plans

cc: Deputy City Mgr.-Dev. Svcs. Director  
Acting City Attorney  
Sr. Deputy City Attorney  
City Engineer  
Fire Protection Analyst  
Staff (4)  
File (2)

Johnny Lu  
1 South Fair Oaks Ave., #207  
Pasadena, CA 91105

File: 011005PA0441	Date: 122204	Time: 200p.m.
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**RESOLUTION NO. PC-05-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-04-41**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY  
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Johnny Lu/Loft 18 LLC, with respect to the real property located at 654 West 18<sup>th</sup> Street, requesting approval of a design review for a 6-unit, two-story, small lot common interest development (condominiums) with minor modifications for an encroachment into the left (west) side setback for a garage, and to allow a reduction in driveway width in the R2-HD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 10, 2005.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Planning Application PA-04-41 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-04-41 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 10<sup>th</sup> day of January, 2005.**

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Chair, Costa Mesa Planning Commission

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STATE OF CALIFORNIA   )  
  )ss  
COUNTY OF ORANGE    )

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on January 10, 2005, by the following votes:

AYES:       COMMISSIONERS

NOES:       COMMISSIONERS

ABSENT:     COMMISSIONERS

ABSTAIN:    COMMISSIONERS

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Secretary, Costa Mesa  
Planning Commission

**EXHIBIT "A"****FINDINGS**

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14)(a) in that the proposed development is substantially compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, landscaping, appearances, scale of structures, location of windows, and any other applicable features relative to a compatible and attractive development. Specifically, the project is consistent with the City's General Plan, CCMC Section 13-32 (Residential Development Standards - R2-MD zone), CCMC Section 13-41 (Common Interest Development Standards), and the City's Residential Design Guidelines. The buildings incorporate variation in depth of floor plans, multiple building planes and offsets, and elevations with stepping forms both horizontally and vertically to provide architectural interest. The second story windows are also placed so that privacy impacts on adjoining properties are minimized. Approval of the planning application will provide additional home ownership opportunities in the City's west side.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(6) in that approval of a minor modification for a 4 ft. left (west) side setback for the unit 3 garage and to allow a 12 ft. – 15ft. wide driveway will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood. The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development.
- C. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties.
  - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
  - c. The project is consistent with the General Plan.
  - d. The planning application is for a project-specific case and does not establish a precedent for future development.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.



- E. The project, as conditioned, is consistent with Chapter IX, Article 12, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.
- F. The rear building of this development is at an excessive distance from the street, but the plan does not lend itself to fire apparatus access or placement of an on-site fire hydrant. Problems associated with the depth of buildings on the property can be somewhat reduced by installation of a residential sprinkler system for the rear three units.

**EXHIBIT "B"****CONDITIONS OF APPROVAL**

- Plng. 1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
3. The final map shall show easements or other provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
4. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
5. The turn-around area shall be striped and marked for no parking.
6. To avoid an alley-like appearance, the driveway shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
7. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
8. The site plan submitted with initial working drawings shall contain a notation specifying the project is a one-lot condominium project.
9. The applicant shall contact Comcast (cable television) at 200 Paularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
10. The conditions of approval and ordinance or code requirements and special district requirements of PA-04-41 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
11. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to

- confirm that the conditions of approval and code requirements have been satisfied.
12. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.
  13. Block walls shall be provided on all interior lot lines. New block walls shall be decorative block, subject to approval by the Planning Division. The wall(s) shall have a finished quality on both sides. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. Block walls visible from the street shall be decorative block and set back from adjacent sidewalks to provide a landscape planter area, subject to approval by the Planning Division.
  14. Decorative paving shall be provided at the driveway entry area. This condition shall be completed under the direction of Planning Division.
  15. Grading, materials delivery, equipment operation, and other construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
- Eng 16. At the time of development, maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.

# **CITY OF COSTA MESA PLANNING APPLICATION**

## **PROJECT DESCRIPTION AND JUSTIFICATION**

1. Project Address: 654 W. 18th St.

2. Fully describe your request:

6 unit new Townhouse

3. Justification:

A. For a Conditional Use Permit or Minor Conditional Use Permit: On a separate sheet, describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

B. For a variance or Administrative Adjustment: On a separate sheet, describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

4. This project is: (check where appropriate)

☐ In a flood zone.

☐ In the Redevelopment Area.

☐ Subject to future street widening.

☐ In a Specific Plan Area.

☐ Includes a drive-through facility.

(Special notice requirements, pursuant to GC Section 65091 (d))

5. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST reproduced on the rear of this page and have determined the project:

☒ Is not included in the publication indicated above.

☐ Is included in the publication indicated above.

Signature

Date

9-2-04

# ZONING/LOCATION MAP

PA-04-41

## Legend



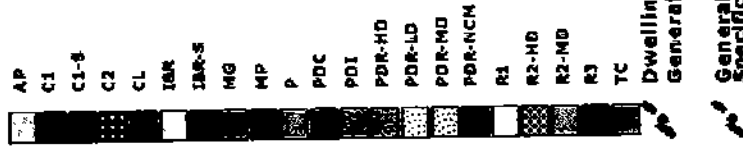
Selected Features

Street Names

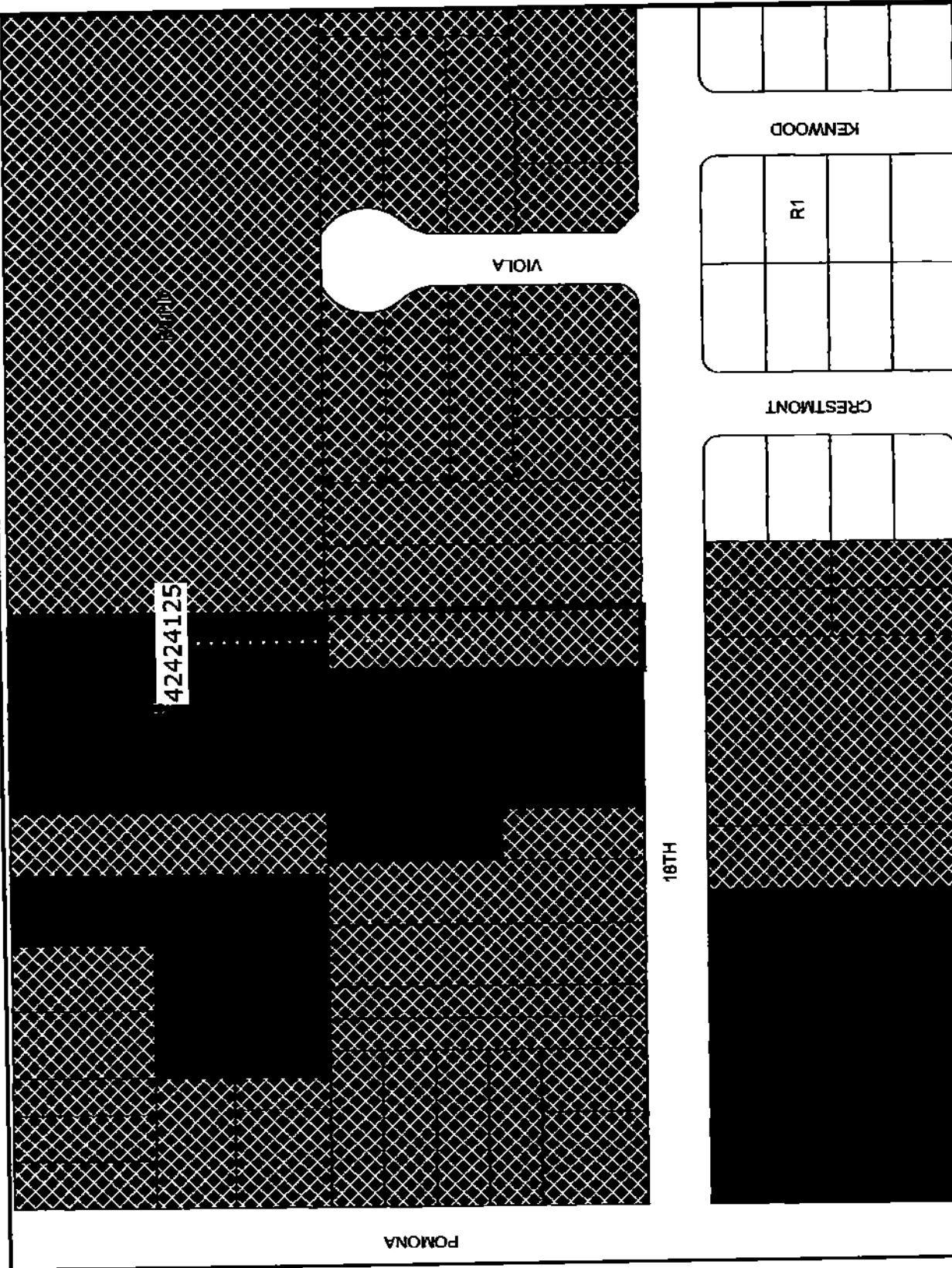
Parcel Lines

City Boundary

Zoning



Powered By GeoSmart.net



POMONA

# AERIAL PHOTOGRAPH

PA-04-41



## Legend

- ☐ Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Dwelling General
- General Plan Specific Land
- Ortho Photography
- Parcels



Powered By GeoSmart.net

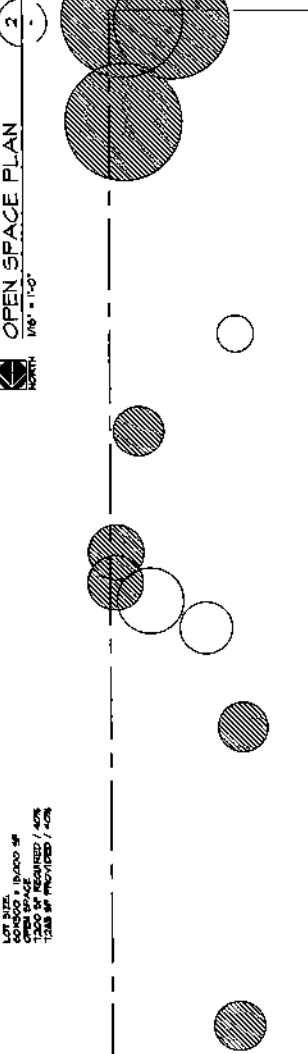
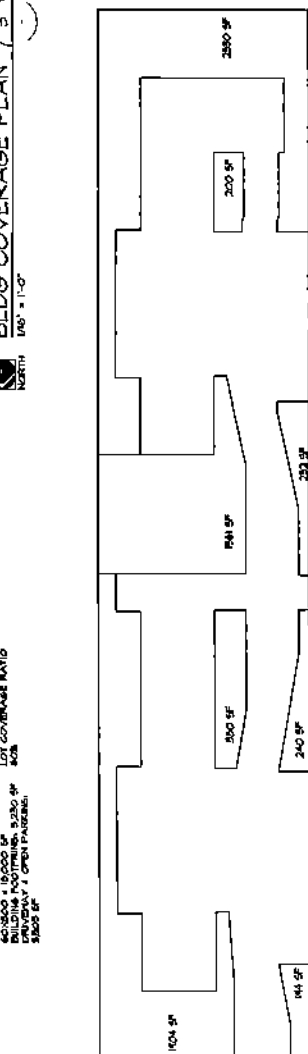
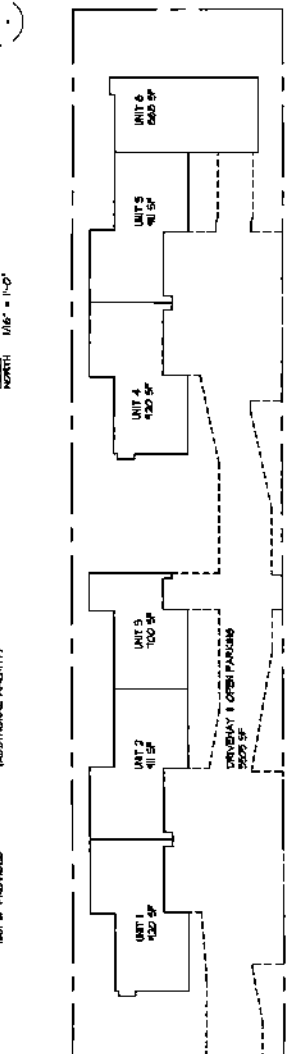
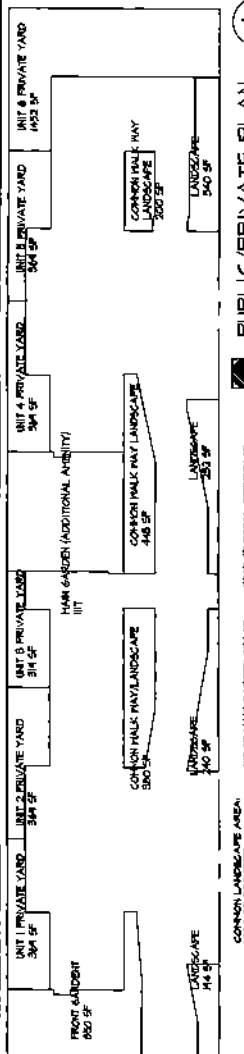
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654 W. 18TH STREET  
COSTA MESA, CA 92627

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ALL DIMENSIONS AND NOTATIONS INDICATED HEREIN SHALL BE IN ACCORDANCE WITH THE PROPOSED AND APPLICABLE CODES AND ORDINANCES. THE PROPOSED AND APPLICABLE CODES AND ORDINANCES SHALL BE IN ACCORDANCE WITH THE PROPOSED AND APPLICABLE CODES AND ORDINANCES.

- ### ADDITIONAL AMENITIES
1. PROVIDED EXISTING TREES
  2. PROVIDED MAJORITY GARAGE PARKINGS FOR EACH UNIT (SEE PLANS)
  3. PROVIDED SPACIOUS BUILDING DESIGN BY VARIOUS MATERIALS AND FINISHES (SEE PLANS)
  4. PROVIDED COMMON CENTRAL GARDEN SPACES FOR PRIVATE RESIDENCE (SEE PLANS)
  5. SPACIOUS PRIVATE GARDEN SPACES FOR EACH INDIVIDUAL UNIT (SEE PLANS)
  6. PROVIDED ADDITIONAL ENTRY GATE TO GAIN PRIVACY AND SECURITY (SEE PLANS)
  7. PROVIDED AMINO AND HALL TO PROTECT OFFENSIVE FROM DIRECT SUNLIGHT (SEE ELEVATIONS AND SECTIONS)
  8. ALL PARKING SPACES ARE GATED OR SHIELDED BY LANDSCAPE



## PROJECT SUMMARY

LOFT 18  
1801 N. 18TH STREET  
PASADENA, CA 91107

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PASADENA, CA 91107

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1801 N. 18TH STREET  
PASADENA, CA 91107

T&E ASSOCIATES  
1 SOUTH FARM OAKS AVENUE  
PASADENA, CALIFORNIA 91105-1945  
TEL: (626) 396-0124  
FAX: (626) 396-0125

DATE: 2007  
PROJECT: CALIFORNIA 51105-1945  
SHEET: 18

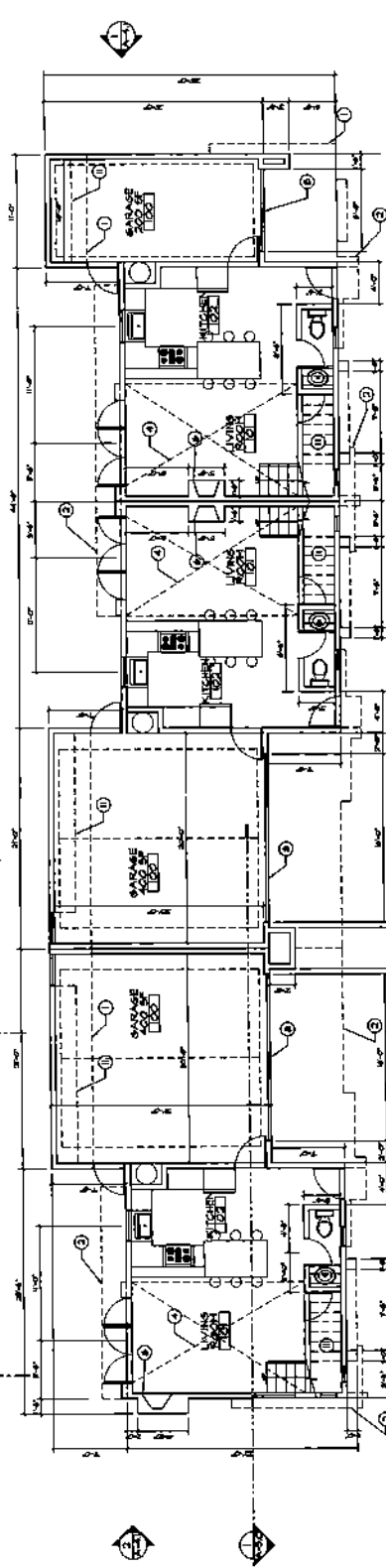
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PLOT PLAN  
1/16" = 1'-0"

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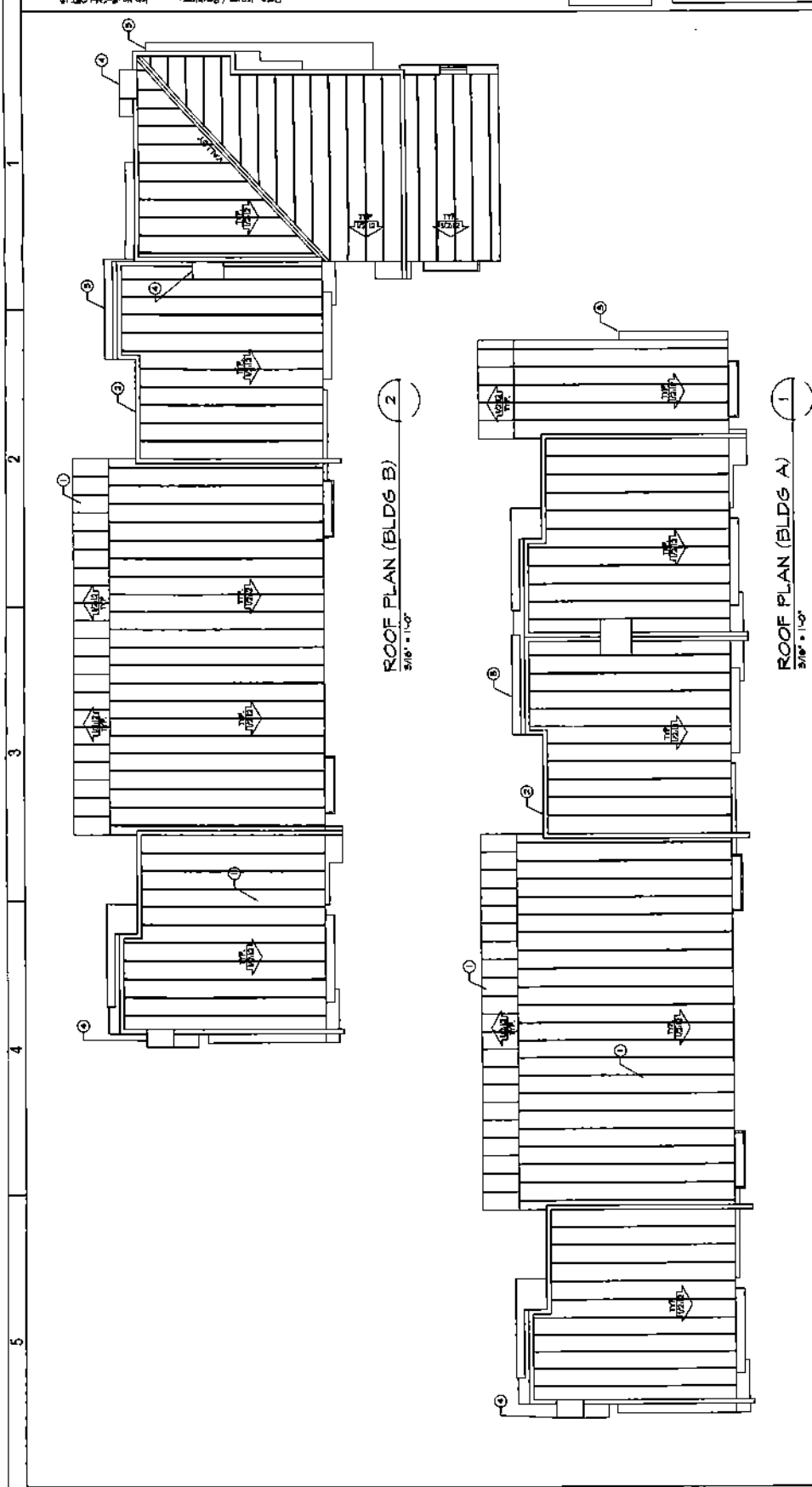
### A-2.2



FIRST FLOOR PLAN

GENERAL NOTES		FLOOR PLAN KEY NOTES	
11. SERVICE ALARMS MUST RECEIVE THEIR PRIMARY POWER FROM THE BUILDING'S MAINS AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.	1. PROVIDE SENSING STRAPS AT WATER HEATER.	(4)	1 SECOND FLOOR BUILDINGS LINE
12. ALL SHOWERS AND THE SHOWER DRAIN SHALL BE COVERED BY A DRAINAGE PLATE WITH A DRAINAGE VALVE.	2. PROVIDE BACKDRIFT DAMPERS AT DRYER VENT, HOOD AND EXHAUST FAN.	(5)	2 ROOF OR CANOPY ABOVE
13. SHOWER DRAIN SHALL BE COVERED WITH A DRAINAGE PLATE WITH A DRAINAGE VALVE.	3. PROVIDE ILLUMINATED HOME STREET NUMBER VISIBLE AND LEGIBLE FROM THE STREET.	(6)	3 BALCONY
14. SHOWER DRAIN SHALL BE COVERED WITH A DRAINAGE PLATE WITH A DRAINAGE VALVE.	4. ALL EXTERIOR WALLS SHALL BE COVERED TO OTHER INTERIOR WALLS SHALL BE INSULATED WITH R-11 BATT INSULATION TO DAMPEN SOUND TRANSMITTAL.	(7)	4 OPEN TO ABOVE
15. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	5. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(8)	5 OPEN TO BALCONY
16. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	6. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(9)	6 MECHANICAL
17. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	7. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(10)	7 HANDSALL SAT TO BOTTOM ABOVE ADJACENT
18. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	8. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(11)	8 ATTACHED SECOND GARAGE DOOR OPERATOR
19. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	9. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(12)	9 CONCRETE EXTERIOR STEP
20. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	10. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(13)	10 PROVIDE ONE HOUR FIRE RESISTANT CONSTRUCTION
21. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	11. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(14)	11 PROVIDE ONE HOUR FIRE RESISTANT CONSTRUCTION
22. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	12. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(15)	12 WALL FINISH
23. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	13. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(16)	13 WALL FINISH
24. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	14. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(17)	14 ROOF
25. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	15. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(18)	15 ROOF
26. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	16. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(19)	16 ROOF
27. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	17. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(20)	20 ROOF
28. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	18. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(21)	21 ROOF
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30. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	20. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(23)	23 ROOF
31. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	21. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(24)	24 ROOF
32. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	22. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(25)	25 ROOF
33. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	23. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(26)	26 ROOF
34. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	24. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(27)	27 ROOF
35. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	25. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(28)	28 ROOF
36. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	26. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(29)	29 ROOF
37. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	27. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(30)	30 ROOF
38. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	28. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(31)	31 ROOF
39. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	29. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(32)	32 ROOF
40. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	30. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(33)	33 ROOF
41. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	31. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(34)	34 ROOF
42. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	32. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(35)	35 ROOF
43. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	33. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(36)	36 ROOF
44. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	34. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(37)	37 ROOF
45. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	35. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(38)	38 ROOF
46. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	36. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(39)	39 ROOF
47. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	37. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(40)	40 ROOF
48. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	38. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(41)	41 ROOF
49. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	39. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(42)	42 ROOF
50. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	40. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(43)	43 ROOF
51. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	41. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(44)	44 ROOF
52. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	42. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(45)	45 ROOF
53. PROVIDE 28 GA. STEEL DRAINAGE DUCTS PERMANENTLY TO THE DRAINAGE PANS.	43. PROVIDE 1/2" RIBBED VALVE AT WATER HEATER - VENT TO OUTSIDE THROUGH ROOF.	(46)	46 ROOF



[illegible]



1. SOUTH FAIR OAKS AVENUE  
 2. SUITE 202  
 3. PASADENA, CALIFORNIA 91105-1945  
 4. (626) 395-0124  
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N ELEVATION (BLDG A)  
 5/16" = 1'-0"

N ELEVATION (BLDG B)  
 5/16" = 1'-0"

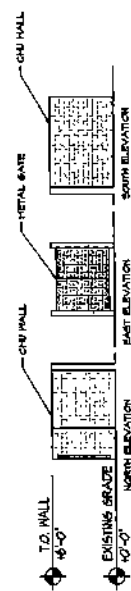
BUILDING ELEVATIONS  
 LOFT 18  
 18 SOUTH FAIR OAKS AVENUE  
 PASADENA, CALIFORNIA 91105-1945  
 (626) 395-0124

S ELEVATION (BLDG A)  
 5/16" = 1'-0"

S ELEVATION (BLDG B)  
 5/16" = 1'-0"

ELEVATIONS (TRASH)  
 5/16" = 1'-0"

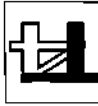
COLOR SCHEDULES		MATERIAL SCHEDULES	
KEY	COLOR	KEY	MATERIAL/FINISH
1		1	CONCRETE
2		2	W/OUT CEMENT PLASTER
3		3	W/OUT CEMENT PLASTER
4		4	W/OUT CEMENT PLASTER
5		5	W/OUT CEMENT PLASTER
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ALL DIMENSIONS AND SPACING UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. THE DIMENSIONS ARE TO THE CENTER OF THE ELEMENTS UNLESS OTHERWISE SPECIFIED. THE DIMENSIONS ARE TO THE CENTER OF THE ELEMENTS UNLESS OTHERWISE SPECIFIED.

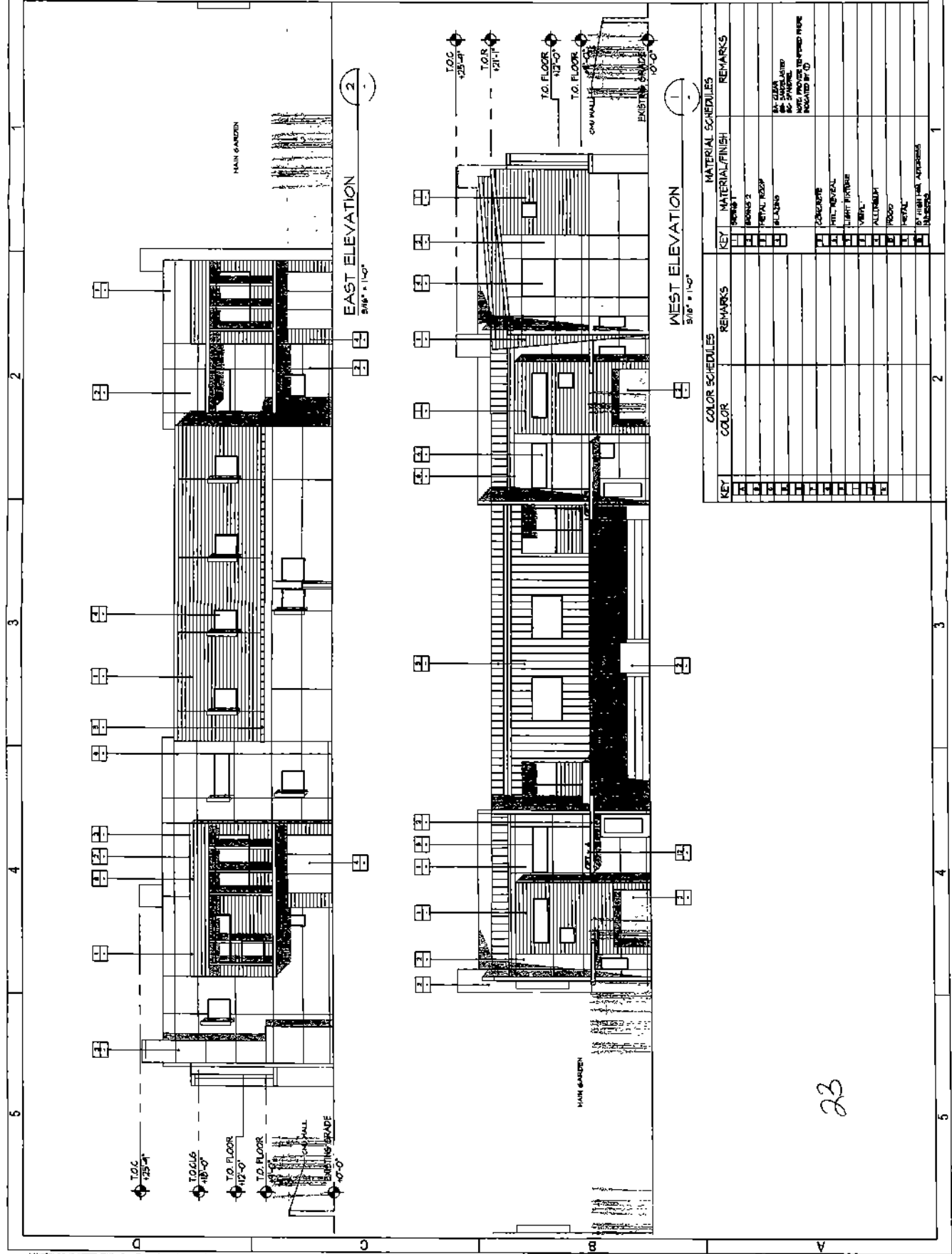
DATE: 10/10/2018  
 DRAWN BY: J. L. GARCIA  
 CHECKED BY: J. L. GARCIA  
 SCALE: 1/8" = 1'-0"

T & A ASSOCIATES  
 1 SOUTH FAIR OAKS AVENUE  
 SUITE 207  
 PASADENA, CALIFORNIA 91105-1945  
 TEL: (626) 395-0124  
 FAX: (626) 395-0800



LOFT 18  
 13 FAIR OAKS AVE. EXT.  
 PASADENA, CA 91105

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ALL DIMENSIONS AND SPACING UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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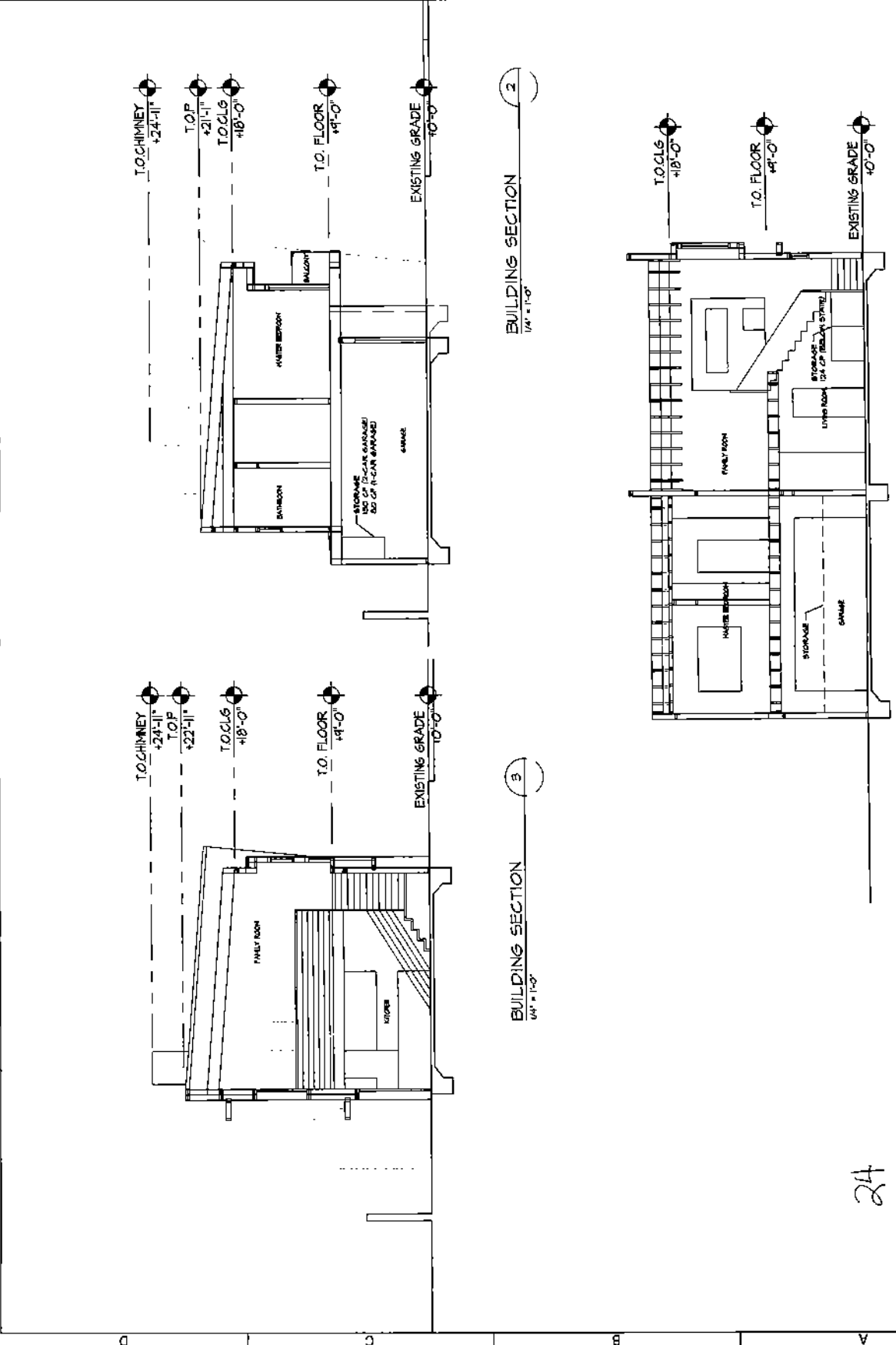
ALL DIMENSIONS AND ELEVATIONS ARE APPROXIMATE. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND ELEVATIONS. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND ELEVATIONS.

**LOFT 18**  
 18' x 18' x 10' (APPROX.)  
 18' x 18' x 10' (APPROX.)  
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**BUILDING SECTIONS**

**LOFT 18**  
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**LOFT 18**  
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